

TOWN OF LOS ALTOS HILLS

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Residential Kitchen Remodel

Kitchen additions, alterations or renovations require a Building Permit. At a minimum, a legible floor plan drawing is required for permitting. The following information can be used as a guideline for the minimum requirements for kitchen renovation projects. Additions, alterations or renovations require compliance with the:

2013 California Residential Code (CRC);
2013 California Plumbing Code (CPC);
2013 California Mechanical Code (CMC);
2013 California Electrical Code (CEC);
2013 California Energy Efficiency Standards (CEES); Effective July 1, 2014
2013 California Green Building Standards (CGBS)

A kitchen renovation includes, but is not limited to, the removal and/or relocation of base cabinets, counter tops, sinks, dishwasher, installed appliances, changes to the lighting, removal & replacement of any wall board, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. Removal and replacement of the base cabinets and counter top will require compliance with the electrical outlet location requirements of the code.

The following details the minimum requirements for the kitchen electrical, mechanical and plumbing systems:

ELECTRICAL

- All kitchen countertop outlets shall be GFCI protected. CEC 210.8(A)(6)
- Receptacles shall be listed as tamper-resistant.
- 12" or wider countertops require an outlet. CEC 210.52(C)(1)
- Outlets are required within 24" of any location along the countertop. CEC210.52(C)(1)
- Kitchen outlets positioned a maximum 20" above counter top. 210.52 (C)(5)
- Appliance garage outlets are not counter as required countertop outlets. 210.52(C)(5)E
- Appliances and sinks break up the countertop run, requiring each side to comply individually. CEC210.52(C)
- The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle. 210.52(C)(2), (3), (4)
- Two small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have not other outlets. 210.52(B)(1), (2)
- Individual dedicated circuits are required for all major appliances. 210.11(C)(1) & 422.10(A)

- Garbage disposal cord and plug connected 18" to 36" long. CEC 422.16(B)(1)
Dishwasher cord 36" to 48" long. Romex installed with a plug is not an approved flexible cord. CEC 422.16(B)(2) Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal. CEC 210.23(A)
- If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel. CEC 210.7(B)
- **Residential Kitchen Lighting** is required to meet the energy efficiency standards. This requires 50% of kitchen lighting **wattage** to be high efficacy luminaries. Provide a lighting schedule to verify compliance. California Residential Compliance Manual (CRCM) 6.1.2(1) See CF-6R-LTG-01 worksheet handout for compliance.
- IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling. CRCM 6.1.2
- Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. Incandescent screw type base are not approved. CRCM 6.2.1
- Incandescent and fluorescent lighting must be on separate switches. CRCM 6.2.1 & CEES 150(K)7

MECHANICAL

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper. CMC504.2
- Minimum 30" vertical clearance to combustibles from cook top surface. CMC504.2
- Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100cfm.
- The size and length of the ducting must be detailed on the plan.

PLUMBING

- A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performed when using a recording test gauge. As provided for in CPC section 1214.3
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. CPC 1211.1.6
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. CPC 1212.5
- Provide maximum 6' long listed gas flexible connector and shut off to free standing range. CPC 1215.5
- A listed air gap is required for the dishwasher drain. CPC 807.4
- The maximum flow rate standards for the sink faucets are 2.5 GPM. CEES 110(A)
- **Kitchen Island Venting:** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height. The vent is then returned downward and connected to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a Y-branch fitting, and shall in addition be provided with a foot vent taken off the vertical fixture vent by means of a Y-branch fitting immediately, below the floor. This foot vent extends to the nearest partition and thence through the roof to the open air, or may be connected to other vents at a point not less than (6) inches above the flood level rim of the fixture served.

Water Efficient Plumbing Fixtures (California Civil Code 1101.4(a))

The California Civil Code requires that all existing non-compliant plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements. Residential building constructed after January 1, 1994 are exempt from this requirement. The following table shows the fixtures that are considered to be non-complaint and the type of water-conserving plumbing fixture that should be installed:

Type of Fixture	Non-Complaint Plumbing Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-Rates)
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	2.0 gallons/minute at 80 psi
Faucet -Bathroom	Greater than 2.2 gallons/minute	1.5 gallons/minute at 60 psi
Faucet -Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60 psi

The State of California requires **smoke and carbon monoxide alarms** to be installed in all residential buildings. (California Residential Code) Sections R314.3.2 and R314.3.3 require a 10-year lifespan for smoke alarms/detectors:

- Units that are older than 10-years need to be replaced.
- Battery type units must have a 10-year battery life.

Smoke, carbon monoxide or multiple-purpose alarms (carbon monoxide and smoke alarms) must be approved and listed by the State Fire Marshal. The devices must be installed per the manufacturer's instructions.

Alarm Location Requirements

Smoke alarms must be installed:

- a) in each room used for sleeping purposes
- b) in each hallway outside of the sleeping room(s)
- c) on each level of the dwelling, including basements

Carbon monoxide alarms must be installed:

- a) outside of each sleeping room in the immediate vicinity of the bedroom(s)
- b) on each level of the dwelling, including basements